

1 BILL NO. R-85-04-41

2 DECLARATORY RESOLUTION NO. R-63-85

3 A DECLARATORY RESOLUTION confirming
4 the designation of an "Economic Re-
5 vitalization Area" under I.C. 6-1.1-
6 12.1.

7 WHEREAS, Common Council has previously designated by
8 Declaratory Resolution the following described property as an
9 "Economic Revitalization Area" under Division 6, Article II,
10 Chapter 2 of the Municipal Code of the City of Fort Wayne, Indiana,
11 of 1974, as amended and I.C. 6-1.1-12.1., to-wit:

12 Washington Township, S 330 of N 620
13 of E 431 Ft. SE ¼ W of GR & 1 Ex.
14 S 100 of N 510 Ft. Sec. 33-34 S 100
15 of N 510 of E 431 Ft. W of GR & 1
16 S½ Sec. 33-34;

17 said property more commonly known as 2130 Lakeview Dr., Fort
18 Wayne, indiana 46809;

19 WHEREAS, recommendations have been received from the
20 Committee on Finance and the Department of Economic Development
21 concerning said Resolution;

22 WHEREAS, notice of the adoption and substance of said
23 Resolution has been published in accordance with I.C. 5-3-2 and
24 a public hearing has been conducted on said Resolution;

25 WHEREAS, if said Resolution involves an area that has
26 already been designated an allocation area under I.C. 36-7-14-39,
27 the Fort Wayne Redevelopment Commission has adopted a Resolution
28 approving the designation.

29 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF
30 THE CITY OF FORT WAYNE, INDIANA:

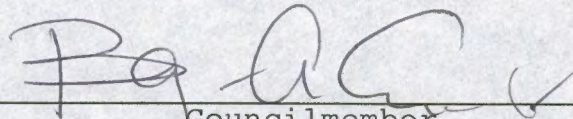
31 SECTION 1. That, the Resolution previously designating
32 the above described property an "Economic Revitalization Area" is
33 confirmed in all respects.

34 SECTION 2. That, the above described property is here-
35 by declared an "Economic Revitalization Area" pursuant to I.C. 6-
36 1.1-12.1, said designation to begin on the effective date of this

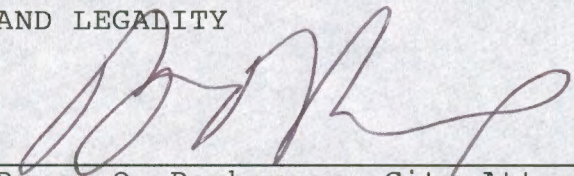
Page Two

Resolution and continue for one (1) year. Said designation shall terminate at the end of that one (1) year period.

SECTION 3. That this Resolution shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor.


Councilmember

APPROVED AS TO FORM
AND LEGALITY


Bruce O. Boxberger, City Attorney

Fox River Bond
25% COTTON

Read the first time in full and on motion by Eisbart, seconded by Henry, and duly adopted, read the second time by title and referred to the Committee Finance (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne Indiana, on Tuesday, the 14th day of May, 19 85, at 7:00 o'clock P.M., E.S

DATE: 4-23-85

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Eisbart, seconded by Henry, and duly adopted, placed on its passage. PASSED (~~LOST~~) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>9</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>BRADBURY</u>	<u>1</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>BURNS</u>	<u>1</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>EISBART</u>	<u>1</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>GIAQUINTA</u>	<u>1</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>HENRY</u>	<u>1</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>REDD</u>	<u>1</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>SCHMIDT</u>	<u>1</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>STIER</u>	<u>1</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>TALARICO</u>	<u>1</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>

DATE: 5-14-85

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (~~ANNEXATION~~) (~~APPROPRIATION~~) (GENERAL)

(~~SPECIAL~~) (~~ZONING MAP~~) ORDINANCE (RESOLUTION) NO. B-63-85

on the 14th day of May, 19 85,

ATTEST:

(SEAL)

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Mark E. GiaQuinta
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 15th day of May, 19 85, at the hour of 3:00 o'clock P.M., E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 15th day of May, 19 85, at the hour of 2 o'clock P.M., E.S.T.

Win Moses, Jr.
WIN MOSES, JR., MAYOR



APPLICATION FOR DESIGNATION
AS AN ECONOMIC REVITALIZATION AREA
-REAL ESTATE TAX ABATEMENT-

This application is to be completed and signed by the owner of the property where development or rehabilitation is to occur. The City of Fort Wayne, Indiana, reviews this application for designation as an "Economic Revitalization Area" in regards to its responsibility under Public Law 69, enacted by the General Assembly of the State of Indiana in 1977; and all subsequent amendments made by the General Assembly thereafter.

1. Applicant JAMES E NUSBAUM
2. Owner(s) JAMES E NUSBAUM
3. Address of Owner(s) 4105 ELMCREST DR
FT WAYNE IND.
46809
4. Telephone Number of Owner(s) 219 747-6443
5. Relationship of Applicant to Owner(s) if any _____
6. Address of Applicant SAME
7. Telephone number of Applicant () SAME
8. Address of Property Seeking Designation 2130 LAKEVIEW DR.
FT WAYNE IND. 46809
9. Legal Description of Property Proposed for Designation (may be attached) _____
SEE ATTACHED
10. Township WASHINGTON
11. Taxing District FT. WAYNE

12. Current Zoning M2
13. Variance Granted (if any) _____
14. Current Use of Property
- a. How is property presently used? COMMERCIAL RENTAL
- _____
- _____
- b. What Structure(s) (if any) are on the property? 5 BUILDINGS
- _____
- _____
- b. What is the condition of this structure/these structures? GOOD
- _____
15. Current Assessed Value of Real Estate _____
- a. Land 10,600.00 ~~25,700~~ 6,900.00
- b. Improvements 25,700.00 18,600.00
16. Amount of Total Property Taxes Owed During the Immediate Past Year
- NONE
17. Description of Proposed Improvements to the Real Estate _____
- CONSTRUCTION 96'x40' GENERAL PURPOSE
- _____
- _____
18. Development Time Frame
- a. When will physical aspects of development or rehabilitation begin?
- A.S.A.P AFTER MAY 1, 1985
- b. When is completion expected? 30 DAYS AFTER START
19. Cost of Project (not including land costs) 50,000.00

20. Permanent Jobs Resulting from Completed Project

a. How many permanent jobs will be employed at of in connection with the project after it is completed? 3

lation of this new manufacturing equipment? _____

b. What is the nature of those jobs? RETAIL + WHOLESALE
KITCHEN CABINETS, WATER BEDS, REMODELING, & OTHER WOOD
ITEMS

c. Anticipated time frame for reaching employment level stated above?

1 YR.

21. Additional municipal services necessitated by installation of new manufacturing equipment (e.g. enlargement of sewer, etc.) 6" SEWER

ADEQUATE FOR FACILITY

22. Undesirability for Normal Development

What evidence can be provided that the project property is located in an area "which has become undesirable for, or impossible of, normal development and occupancy because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"? NONE

23. How will the proposed designation further the economic development objectives of the City of Fort Wayne? INCREASE NUMBER OF EMPLOYEES & INCREASED TAX BASE

24. Instrument Number of Commitments or Covenants Enforceably by the City of Fort Wayne or Allen County (if any). Provide brief description of same, or a copy thereof.

25. Zoning Restrictions

Will this project require a rezoning, variance, or approval before construction is initiated? YES X NO

26. Financing on Project

What is the status of financing connected with this project?

APPLICATIONS SUBMITTED TO LINCOLN BANK
& SUMMIT BANK (SELECTION OF LOWEST
INTEREST.)

22,500.00 EDC. LOAN SUBMITTED

22,500.00 CONVENTIONAL BANK LOAN

5,000.00 CASH

50,000.00 TOTAL

I hereby certify that the information and representation on this Application are true and complete.

James E. Insbaum
Signature(s) of Owners

3/28/85
Date

Information Below to be filled in by Department of Economic Development:

Date Application Received:

Date Application Forwarded to Law Dept:

Date of Legal Notice Publication:

Date of Public Hearing:

Date of Building Permit:

Approved or Denied? Date:

Allocation Area:

2/30 LAKE. NEW DR
WASHINGTON TOWNSHIP
S 330 OF N 620 OF E 431 FT
SE 1/4 W OF GR+1 EX.
S 100 OF N 510 FT
SEC 33-34

S 100 OF N 510 OF E 431 FT
W OF GR+1 S 1/2
SEC 33-34

6979

Admn. Appr. _____

DIGEST SHEET

TITLE OF ORDINANCE Declaratory Resolution

Q-85-04-41

DEPARTMENT REQUESTING ORDINANCE Economic Development

SYNOPSIS OF ORDINANCE A Declaratory Resolution confirming the designation of an "Economic Revitalization Area" under I.C. 6-1.1-12.1.

(2130 Lakeview Dr. - James E. Nusbaum)

EFFECT OF PASSAGE A new building will be constructed on property that is presently in good condition, increasing employment and the tax base for the City of Fort Wayne.

EFFECT OF NON-PASSAGE Opposite of the above.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$50,000

ASSIGNED TO COMMITTEE (PRESIDENT) _____



The City of Fort Wayne

May 6, 1985

Ben Eisbart
Fort Wayne Common Council
One Main Street
Fort Wayne, IN 46802

Re: Tax Abatement Application For James E. Nusbaum

Dear Mr. Eisbart:

On April 4, 1985, an application for tax abatement was filed in the office of the Department of Economic Development requesting designation of the property located at 2130 Lakeview Drive as an "Economic Revitalization Area" for the purposes of tax abatement. The application was then referred to the Law Department for drafting of a Declaratory Resolution.

Action

The Department of Economic Development conducted a staff review of the project on May 1, 1985. A formal review of the site and an interview with James E. Nusbaum was conducted.

Recommendation

Based upon the above action, the Department of Economic Development is recommending to the Common Council a "Do Pass" to your Declaratory Resolution designating:

"SEE ATTACHED"

As an "Economic Revitalization Area" for purposes of I.C. 6-11-12.1, as enacted by the General Assembly of the State of Indiana.

Mr. Eisbart
March 18, 1985
Page 2

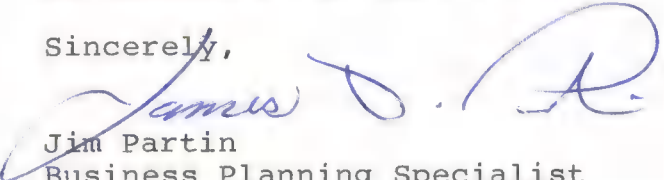
Rationale

The above stated recommendation is based upon the following rationale:

Lack of Development
Substandard Building
Neighborhood Conservation and Stabilization
Increase in Employment by (3) Jobs

If you need any additional information, please do not hesitate to contact me at 427-1127.

Sincerely,



Jim Partin
Business Planning Specialist
Department of Economic Development

del



The City of Fort Wayne

April 25, 1985

Ms. Trudy Sterling
Fort Wayne Newspapers, Inc.
600 West Main Street
Fort Wayne, IN 46802

Dear Ms. Sterling:

Please give the attached full coverage on the date of April 29, 1985, in both the News Sentinel and Journal Gazette.

RE: Legal Notice for Common Council
of Fort Wayne, IN.

Declaratory Resolutions

Bills No.	R-85-04-34 & R-85-04-35
" "	R-85-04-40 & R-85-04-41
" "	R-85-04-42 & R-85-04-43

Please send us 4 copies of each of the above Publisher's Affidavit from both newspapers.

Thank you.

Sincerely yours,

Sandra E. Kennedy
Sandra E. Kennedy
City Clerk

SEK/ne
ENCL: 3

NOTICE OF PUBLIC HEARING
FORT WAYNE
COMMON COUNCIL

(RESOLUTIONS NO. R-85-04-40 AND R-85-04-41)

Notice is hereby given that the Common Council of the City
of Fort Wayne, Indiana, approved a Resolution on April 23, 1985,
date
designating property at 2130 Lakeview Drive, James S. Nusbaum

an Economic Revitalization Area. A description of the affected area
can be inspected in the County Assessor's Office.

Common Council will conduct a public hearing on whether
the above described resolution should be confirmed, modified and
confirmed or rescinded on Tuesday, May 14, 1985, at 7:00 P.M.,
date, time & place
City-County Building, One Main Street, Common Council Conference
Room 128, Fort Wayne, IN

If confirmed, said designation shall continue for one (1) year after
confirmation.

All interested persons are invited to attend and be heard
at the public hearing.

Sandra E. Kennedy

Sandra E. Kennedy
City Clerk

Fort Wayne Common Council

(Governmental Unit)

Allen

County, IN

To

JOURNAL-GAZETTE

Dr.

P.O. BOX 100

FORT WAYNE, INDIANA

PUBLISHER'S CLAIM

LINE COUNT

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of the type in which the body of the advertisement is set) - number of equivalent lines		
Head	number of lines		3
Body	number of lines		17
Tail	number of lines		2
Total number of lines in notice			22

COMPUTATION OF CHARGES

22	lines,	1	columns wide equals	22	equivalent lines at	.300¢	\$ 6.60
cents per line							
Additional charge for notices containing rule or tabular work (50 per cent of above amount)							
Charge for extra proofs of publication (50 cents for each proof in excess of two) 2 extra							
TOTAL AMOUNT OF CLAIM							\$ 7.60

DATA FOR COMPUTING COST

Width of single column 12.5 picas	Size of type 6 point
Number of insertions 1	Size of quad upon which type is cast 6

Pursuant to the provision and penalties of Ch. 89., Acts 1967.

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

Drusilla Rose

Date Apr. 29 19 85 Title CLERK

FORM #904

PUBLISHER'S AFFIDAVIT

State of Indiana
ALLEN County SS:

Personally appeared before me, a notary public in and for said county and state, the undersigned Drusilla Rose who, being duly sworn, says that he/she is CLERK of the JOURNAL-GAZETTE DAILY newspaper of general circulation printed and published in the English language in the city of FORT WAYNE, INDIANA in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for one time the dates of publication being as follows: 4/29/85

Subscribed and sworn to me before this 29th day of April 19 85

Anne M. Perkins
Notary Public

My commission expires November 29, 1985

NOTICE OF PUBLIC HEARING
FORT WAYNE
COMMON COUNCIL
(RESOLUTIONS NO. R-85-04-40 AND R-85-04-41)
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Common Council will conduct a public hearing on whether the above described resolution should be confirmed, modified and confirmed or rescinded on Tuesday, May 14, 1985, at 7:00 P.M., City-County Building, One Main Street, Common Council Conference Room 128, Fort Wayne, IN. If confirmed, said designation shall continue for one (1) year after confirmation.
All interested persons are invited to attend and be heard at the public hearing.
Sandra E. Kennedy
City Clerk

4/29

PUBLISHER'S CLAIM

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..... lines, columns wide equals equivalent lines at cents per line				
Additional charge for notices containing rule or tabular work (50 per cent of above amount)				
Charge for extra proofs of publication (50 cents for each proof in excess of two) 2 extra				
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I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

Date Apr. 29, 19 85

Title CLERK

FORM #903

PUBLISHER'S AFFIDAVIT

State of Indiana
ALLEN County SS:

Personally appeared before me, a notary public in and for said county and state, the undersigned Drusilla Roose who, being duly sworn, says that he/she is CLERK of the NEWS-SENTINEL DAILY a newspaper of general circulation printed and published in the English language in the city town of FORT WAYNE, INDIANA in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for one time the dates of publication being as follows: 4/29/85

Subscribed and sworn to me before this 29th day of April 19 85

Anne M. Perkins
Notary Public
November 29, 1985

My commission expires

NOTICE OF PUBLIC HEARING
FORT WAYNE
COMMON COUNCIL
(RESOLUTIONS NO. R-85-04-40 AND R-85-04-41)
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All interested persons are invited to attend and be heard at the public hearing.
Sandra E. Kennedy
City Clerk

4/29

BILL NO.

R-85-04-41

REPORT OF THE COMMITTEE ON

FINANCE

WE, YOUR COMMITTEE ON

FINANCE

TO WHOM WAS

REFERRED AN (~~ORDINANCE~~)

(RESOLUTION)

confirming the

designation of an "Economic Revitalization Area" under I.C.

6-1.1-12.1

(2130 Lakeview Drive)

HAVE HAD SAID (ORDINANCE) (RESOLUTION) UNDER CONSIDERATION AND BEG

LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID (ORDINANCE)

(RESOLUTION)

DO PASS

DO NOT PASS

WITHDRAWN

YES

NO

B. A. Eisbart
BEN A. EISBART
CHAIRMAN

Janet G. Bradbury
JANET G. BRADBURY
VICE CHAIRWOMAN

Samuel J. Talarico
SAMUEL J. TALARICO

Thomas C. Henry
THOMAS C. HENRY

James S. Stier
JAMES S. STIER

CONCURRED IN

5-14-85

SANDRA E. KENNEDY
CITY CLERK